

प्रेषक,

सुभाष कुमार,
प्रमुख सचिव,
उत्तराखण्ड शासन।

सेवा में,

१- अध्यक्ष,
विशेष क्षेत्र विकास प्राधिकरण,
नैनीताल/देहरादून।

३- समस्त जिलाधिकारी,
उत्तराखण्ड।

२- उपाध्यक्ष,
विकास प्राधिकरण,
देहरादून/हरिद्वार।

४- समस्त नियत प्राधिकारी,
उत्तराखण्ड।

आवास अनुभाग

देहरादून, दिनांक ३० अक्टूबर, २००९

विषय: रोप वे टर्मिनल बिल्डिंग के मानक निर्धारित किये जाने के सम्बन्ध में।

महोदय,

उत्तराखण्ड राज्य की पर्वतीय स्थलाकृति को दृष्टिगत रखकर वैकल्पिक यातायात/आवागमन को सुगम बनाने तथा राज्य के पर्यटन विकास हेतु रोप-वे का विकास किया जाना अत्यन्त आवश्यक है।

२- उत्तराखण्ड राज्य में रोप-वे टर्मिनल बिल्डिंग हेतु कोई मानक निर्धारित नहीं होने को दृष्टिगत रखते हुए विभिन्न मार्गनिर्देशिका यथा आर्किटेक्चर्स डाटा-अर्नस्ट न्यूफर्ट एवं कोड ऑफ प्रैक्टिस ऑन द डिजाइन, मैनुफैक्चर एण्ड इन्स्टालेशन आफ एरियल रोपवेज (ईएमएमडी) गवर्नमेंट ऑफ हांगकांग का अध्ययन कर राज्य की सीमित भूमि संसाधन के कम में अनुकूलतम आवश्यकता को समाहित करते हुए रोप-वे टर्मिनल सम्बन्धी मानक निर्धारित किये गये हैं, उक्त मानकों की प्रति संलग्नकर प्रेषित करते हुए मुझे यह कहने का निदेश हुआ है कि कृपया संलग्न मानकों की कड़ाई से अनुपालन किया जाना सुनिश्चित करने का कष्ट करें।

३- उक्त आदेश तत्काल प्रभाव से लागू होंगे।

४- उक्त मानकों के निर्धारण के सम्बन्ध में पर्यटन विभाग एवं लोक निर्माण विभाग की सहमति भी प्राप्त की गयी है।

संलग्नक-यथोक्त।

भवदीय,

(सुभाष कुमार)
प्रमुख सचिव

संख्या-१७/२ / V / आ०-२००९-तददिनांक।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. मण्डलायुक्त, गढ़वाल मण्डल, पौड़ी/कुमायूँ मण्डल, नैनीताल।
2. सचिव, लोक निर्माण विभाग, उत्तराखण्ड शासन।
3. सचिव, पर्यटन विभाग, उत्तराखण्ड शासन।
4. वरिष्ठ नियोजक, नगर एवं ग्राम नियोजन विभाग, देहरादून।
5. निदेशक, एन०आई०सी०, उत्तराखण्ड सचिवालय, देहरादून।
6. सहयुक्त नियोजक, गढ़वाल सम्भागीय नियोजन खण्ड/कुमायूँ सम्भागीय नियोजन खण्ड, देहरादून/हल्द्वानी।
7. गार्ड बुक।

आज्ञा से,

(गैरिमा रौकली)
उप सचिव।

General Building Byelaws for Ropeways Terminal Buildings

Ropeway terminal buildings can be categorized into two broad groups based upon their functionality i.e.

- **Origin Terminal Points**, where the ropeway cablecar originates/starts and where the vehicular traffic terminates.
- **Destination Terminal Points**, where the ropeway cablecar terminates/ends. In particular cases, where vehicular traffic access is available to destination terminal points, those cases shall be governed by the norms suggested for Origin Terminal Points.

1. Origin Terminal Points

1.1. Ropeway Terminal Building shall not be permissible in High Density Built-Up zones.

1.2. The site shall have minimum 9mt wide approach road in hills and 18mt wide in plains.

1.3. The Minimum Plot Size shall be 850sqmt in hill and 1200sqmt in plains.

1.4. Maximum Ground Coverage and FAR shall be as follows:

	Max. Ground Coverage	Max. FAR
Plain	33.3%	1.25
Hills	35%	1.0

1.5. Setback: Minimum setbacks shall be as follows:

	Plot Size (Sqmt)	Front	Rear	Side-1	Side-2
Plains	1200-1500	6.0mt	4.5mt	4.5mt	3.5mt
	Above 1500	7.0mt	4.5mt	5.0mt	4.5mt
Hills	850-1200	5.0mt	3.0mt	4.5mt	3.0mt
	Above 1200	6.0mt	4.5mt	4.5mt	3.5mt

1.6. Open Area:

1.6.1. Minimum 10% of the total site area shall be developed as organized landscaped area which shall not be in setback area.

1.6.2. Minimum 35% of the setback area shall be reserved for green belt/ buffer Zone.

- 1.6.3. Minimum 3.6mt of space from the building line on all the sides shall remain free from any kind of construction and obstruction.

1.7. Parking:

- 1.7.1. Minimum 18 ECS in hills and 20 ECS in plains OR 1 ECS For every 75sqmt of the total built up area or part thereof, whichever is more shall be provided.
- 1.7.2. Minimum 25% of the required parking shall be provided in the open and remaining can be provided in covered parking, basement or multilevel parking.
- 1.7.3. Parking area may be permitted at separate site which shall not be more than 500m away from terminal site. However, in cases where separate parking is provided, its plot area shall not affect the FAR, height, ground coverage and setback of the terminal site.

- 1.8. The following basic provisions shall be made in the terminal building depending up on the capacity of the ropeway measured in passengers per hour (PPH)

Space Allocation (for max. handling capacity: 100PPH)

Functions	(minimum) Area in sqmt
1. Waiting Area	125
2. Manager Room	10
3. Locker Room	40
4. Wash Rooms	25
5. First Aid Room	12.5
6. Smoke Room	20
7. Restaurant	90
8. kitchen	20
9. Accessories Shop/store	20
Subtotal of programmed area (net)	362.5
Wall, Circulation, @35% of programmed area	127
Subtotal of building area (gross)	490
Mechanical, electrical, Communication @5% of building area	24.5
Total constructed area (gross)	Approx 515 sqmt
<ul style="list-style-type: none"> FAR is 1: area left for cablecar landing platform and operator room and related activities 	850-515=335 sqmt

2. Destination Terminal Points

- 2.1. The site can be of any size provided it fulfills the following criteria.
- 2.2. Minimum 3.6mt of space from the building line on all the sides shall remain free from any kind of construction and obstruction.

2.3. Maximum Ground Coverage and FAR shall be as follows:

	Max. Ground Coverage	Max. FAR
Plains	33.3%	1.25
Hills	35%	1.0

2.4. The following basic provisions shall be made in the terminal building

Space Allocation (max. handling capacity: 100PPH)

Functions	(minimum)Area in sqmt
1. Waiting Area	125
2. Wash Rooms	25
3. First Aid Room	12.5

- 2.5. Apart from the basic provisions in the terminal building, other provisions e.g. restaurant etc. may also be provided depending upon the necessity and design of the terminal building.
3. Leisure related commercial activities may be allowed after allocating areas to the basic activities as detailed out in 1.8 and 2.4, only if remaining FAR is available and other conditions of height, setback and ground coverage shall remain the same.
 4. All other elements, which are not mentioned above shall be as per provisions of G/O no: 2269 Dt 06 Nov. 2007.
 5. The above mentioned planning norms are for the ropeway terminal and related buildings. However, the other technical specifications of the aerial ropeways shall be in accordance with the standards prescribed by Bureau on Indian Standards on Code of Practice For Construction of Ropeways.

(Subhash Kumar)
Principal Secretary